

The Moravian Grist Mill  
Hope, Warren County  
New Jersey

HABS-NJ-569

HABS  
N.J.

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PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA  
District of New Jersey

APPENDUM  
FOLLOWS

Historic American Buildings Survey  
Seymour Williams, F.A.I.A., District Officer  
133 Central Avenue, Rahway, New Jersey.

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The Moravian Grist Mill  
Hope, Warren County, New Jersey

Owner: Estate of Edward J. Vusler

Manager: Milton J. Vusler

Date of Erection: 1770

Architect:

Builders: Members or employees of the United Brethren  
(Moravian) Congregation at Hope

Present Condition: Exterior walls original, interior as  
restored after damage or destruction by fire in  
1808 and 1856. Present 5-ton steel wheel in-  
stalled 1913. Still in operation.

Number of Stories: Two and one-half over basement,  
with lean-to annex at rear

Material of Construction:

Foundation - rubble masonry (Blairstown lime-  
stone)

Exterior walls - same as foundation

Interior walls - frame

Chimney - brick

Roof - gable, slate covered

Historical Data:

The following paragraph, in regard to this notable  
mill, which is still in operation in 1942, appeared in a  
County history (a) in 1881.

"The Moravian grist-mill was built about 1770.  
It is a three story building, and one of the most sub-  
stantial buildings of the kind in the State. The in-  
side of the mill was burned in 1808, and immediately  
rebuilt by the Moravians who subsequently sold it to a  
Mr. Lorentz. He owned it but a short time when the  
.....

(a) W.H. Shaw in J.P. Snell's History of Sussex &  
Warren Cos. N.J., 1881, page 668.

NOTE: This photo-data book comprises our report on  
this priority, actual measurements and drawings being  
impossible for our limited staff at this time.

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Moravians again became owners of the property, and then sold it to James Blair who in 1854 sold it to Jacob P. Angle and Edmund H. Ink. The mill was burned again in January 1856. Mr. Angle then became sole proprietor and rebuilt the mill that year, the walls not being injured, so substantially were they built. He is the present owner." (a) The above account of ownership of this mill has been collated with the records of conveyance thereof as reported in the chain of title hereafter.

#### History of Hope Village.

The Hope Tract. Induced by the offer of his lands in Oxford and Knowlton Townships, Sussex County, N.J., in 1768, the leaders of the United Brethren society at Bethlehem, Pa., decided to purchase there and establish a new settlement to be organized under the exclusive system of other Moravian towns. Accordingly Samuel Green of Knowlton Township, and his wife Anna, members of the society, conveyed to (the Rev.) Nathaniel Seidel of Bethlehem, Penna., a 945 acre tract on Beaver Run in Knowlton Township by a deed of 7 March 1769, the consideration money being 700 Pounds. Subsequently, by deed of 1770 and 1771 the Moravians acquired from Green adjacent tracts of 720 and 250 acres (b), the whole comprising the "Hope Tract".

In the Spring of 1769 the first settlers from Bethlehem, Peter Worbass and family, arrived and were accommodated by Green (c) until a log house could be erected for them. In 1770 a flour mill was erected to bring business\* to the new settlement, and in May of that year, during the visitation of the Brethren-Christian Gregor, J. Loretz and Hans Christian von Schweinitz - the place was named Greenland in honor of the original member of the Society there. Worbaes however, removed to Nazareth, Pa., in 1771 and Frederick Leinbach became manager in his

(b) Sussex Co. Deed Book Q-187, Q-193<sup>1</sup>/<sub>2</sub>, Q-185.

(c) "Green, who lived in a log house on the hill, a few rods from the Christian church." (Barber and Howe, Hist. Collections of the State of N.J., 1845, p. 492.) In a diagram of the village of Hope, found on the rear cover of the church book, a house on the west line of Walnut St. just north of Cider Alley is marked "Greens". The vacant Christian Church, on site of the Moravian tavern, at S.W. cor. Walnut St. and Cider Alley, 1742.

\* See letter of 27 Apr. 1787, the Stewards of the church at Hope to neighbor Joseph Swayze, stating "At what great

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place and began a small shop, while Daniel Hauser took charge of the mill and Frederick Rauschenberger became assistant manager on the community's farm. In 1773 Frederick Blum established a tannery. In 1774, the Eldere' Conference decided to create a regular settlement (Orts Gemeine) at Greenland and accordingly the site of the village was surveyed on 25 and 26 November of that year, and a town laid out. On 8 February 1775, it was determined by lot to name the place Hope. (d)

In the same year, a dwelling house was built for the farmer and a building for a distillery and brewery. Brother Stephen Nicholas began the manufacture of bricks and lime, while brother Adolph Hartman erected a dwelling house and blacksmithy. In 1776 a store was built for brother Frederick Leinbach; in 1781 the new "Gemein Haus" containing apartments for the pastor on the first floor and a church meeting on the second was begun and was dedicated on 8 Nov. 1782.\* A saw-mill was erected 1780, a pottery begun in 1783 by brother Lewis Moeller, and a public inn opened in 1784 in the old "Gemein Haus". (S.W. cor. Walnut St. and Cider Alley, site now Christian Church.) In 1790 the manufacture of potash began. The congregation then numbered 147, of whom 100 lived in the village. (d)

.....  
\*continued

expense we have been in bringing our Mill in order to serve the neighborhood.....these 17 years past..... all the income of the mill as well as all the rest of our trading, after the homeward expenses are discharged, are wholly and solely accounted to the benefit of the Gospel .... missions in all part of the world," and protesting his erecting of a rival mill. (J.P. Snell, Hist. Sussex & Warren Cos. N.J., 1881, page 660.)

(d) Rev. C.F. Kluge, Sketch of Settlement of Hope, N.J., publ. in Transactions of the Moravian Historical Society, vol. 1 pp. 51 et seq.

\* The Moravian church building, west side of Union St. below High St., held the first sittings of Warren Co. Courte 1824, became a Hotel 1828 and continued as the Union Hotel 1845-1881 etc. It now contains a bank and apartments. A cut showing the building in 1845, after removal of cupola and addition of front porch, appears in Barber & How, Hist. Collections N.J., p. 492.

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In 1791 an oil mill was installed in the basement of the saw mill. In 1800 there were eight vacant houses and a congregation of only 84 members which, with other evidences of further economic distress, caused the Moravian authorities in 1807 to decide upon abandoning the settlement at Hope and removing the people back to Bethlehem. The last service in the church at Hope was held on Easter, 17 April 1808, and during the succeeding week the few remaining families left the town. The 1500 acre Hope tract was sold off in parcels in the same year. (d)

#### Early Descriptions

The following descriptions of the village and mention of the grist mill are quoted from 1777 and 1778 sources.

(1) "In our way to the next stage, we stop'd at a little Moravian settlement called Hope, consisting of five or six private houses, some mechanics' shop, a merchant's store, and one of the finest and most curious mills in America. All Moravian buildings are strong, neat and compact, and very generally made of stone" (Diary of Wm. Ellery and Wm. Whipple, members of Congress.) 1777(e)

(2) In 1778 General du Chastellux of La Fayette's staff, passed through the town. In his published journal he describes the ~~saw~~ mill at some length, and mentions the grist mill. "I set out the 8th a little before nine... we arrived at half past ent at the Moravian Mill and on stopping at Mr. Colver's found that Mr. Poops had announced our coming and that breakfast was prepared for us..... As soon as we had breakfasted, Mr. Colver.....led us to see the saw mill, which is the most beautiful and the best contrived I ever saw. A single man only is necessary to direct the work; the same wheels which keep the saw in motion serve also to convey the trunks of trees from the spot where they are deposited to the work-house, a distance of 25 or 30 toises. They are placed on a sledge which slid- in a groove is drawn by a rope which rools and unrolls on the axis of the wheel itself. Planks are sold at six shillings, Pennsylvania currency, about three shillings four pence sterling, the hundred; if you find the wood,

.....  
(e) Quoted in H. Race, Historical Sketch of the Moravian Settlement in Sussex Co., Proceedings N.J. Hist. Soc. 2d. ser. XI, 202.

it is only half the money, and the plank in that case is sawed for one farthing per foot. This mill is near the fall of a lake which furnishes it with water. A deep cut is made in a rock to form a canal for conducting the waters to the cornmill which is built within musket shot of the former; it is very handsome, and on the same plan with that of Mrs. Bowling at Petersburg, but not so large. From the mill I went to the church, which is a square building, containing the house of the minister. The place where the duty (service) is performed and which may properly be called the Church, is on the first floor\* and resembles the Presbyterian meeting houses with the difference that there is an organ and some religious pictures." (du Chastellux, Travels in North America, 1780-82, vol. 2 p. 307) (e)

#### Sale of the Hope Tract

After the decision to dissolve the congregation at Hope, a contract of sale of the community lands was made, of which the following is an abstract. Some revision of its terms appears to have been made later, for many deeds from the Moravian title holder, dated the next year, appear on record. This contract providing some survey of the conditions obtaining in Hope at the time, ~~and~~ has not previously appeared in print, ~~viz.~~.

Articles of Agreement made 22 Sept. 1807 between Christian Lewis Benzein of Salem, North Carolina, by his attorney John Gebhard Cunow of Bethlehem, Penna., and Nicholas Kramer of Allentown Township, yeoman, and Abram Van Horn of the borough of Easton, Esq., both in Northampton Co., Penna. , viz.-

(1) Said C.L.B. before 15 April next will convey "All that messuage and tract of land known by the name of Hope" in Oxford and Knowlton Twps., Sussex Co., N.J., describing the metes and bounds of a 1500 acre tract, "Together with all houses, outhouses, edifices, buildings, orchards, gardens, meadows, warp, waters" etc., reciting

\* "Premiere Etage" is the first floor above the ground floor in French usage; actually, second floor.

that lots thereof have been demised, granted and "to farm letten" for unexpired terms, viz. 30 acres to Caleb Swayze for 21 years from 1 Ap. 1791, 4 acres to Levi Howell for 15 years from 6 Feb. 1805, 3 acres to same for 15 years from 11 Apr. 1805, 5 acres to John Albertson for 21 years from 1 Sept. 1798, 3 acres to Jonah Howell for 21 years from 15 Nov. 1798, 25 acres to John Weinland and wife or the survivor of them for lifetime from 1 Mar. 1785, and 90 acres to John Shank for 10 years from 1 April 1807.

(2) Recites that Adolph Hartman, blacksmith, Wm. Hessler, weaver, Fredk. Bloom, tanner, John Shank, nailor,\* and Jacob Sneider, yeoman, all of the town of Hope, "at their own proper costs have erected dwelling houses without houses and shops for carrying on their respective trades on the premises," and the parties hereto agree that said houses shall be appraised and the award not exceeding \$3200 to be deducted from the consideration money hereafter mentioned.

(3) The said C.L. Benzein to have the first refusal on the fice dwelling houses with the outhouses, shops, etc., abovesaid.

(4) Recites that "Daniel Hauser <sup>senior</sup> and Christian Knauss, both of said Town of Hope, by a lease from said attorneys of said C.L. Benzein, are entitled to the quiet possession of the mills and distillery erected on the premises until 31st March 1810" and that said Kramer and Horn will fully compensate them for the "sooner determination" of their lease on 15 April next, by payment of \$1066.67.

(5) The Burying Ground now laid out on the premises shall always be kept in a good and substantial fence or inclosure, and the corpse not be disturbed, and the said lot not to be disposed of by Kramer and Horn.

(6) Kramer and Horn agree to pay to C.L. Benzein \$48,000 in gold or silver money of the U.S., in six annual payments of \$8000. (f)

\* See The John Schenk House, Union St. at cor. of Moravian Alley, in Hope, of which the history is written as NJ-580.

(f) Recorded in Sussex Co. Deed Bk. R, p. 391. See diagram of the Hope Tract as sold off in parcels 1808, sheet No. 1 of H.A.B.S. NJ-705

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### The Township Line 1788

Some indication of the location of buildings and tenants in the village of Hope is found in the record of running the division line between Knowlton and Oxford Townships on 18 June 1788 by order of the Board of Justices and Freeholders, of which the following is a digest, viz.

Beginning in the line of Hardwick Twp. where the great Road from the Log gaol to Easton crosses it, thence by Hardwick line N 11 degrees W 7 chains "agreeable to Knowlton Pattent" to a heap of stones on the south side of a hill 24 links above the top of a steep slate rock in which is cut a notch with a hatchet, thence "run for the division line between the said Townships" So. 53 degr. 45 min. W 622 chains to Delaware River, all the line trees in the course being marked O on the southeast side and E on the North-east.

"At 160 chains is the Moravian Saw Mill close on the right of the line, at 167 Joseph Gambold (and) the Moravian Tavern one rod to the left, at 177 Jacob Snyder's one rod to the left, also leaving on the left Daniel Housel, Frederick Linebock, Rudolph Hartman and Joseph Hooger, at 223 chains Andrew Whitsals close on the right, at 230 chains - Freeman's on the right, at 264 James Swayze's 5 chains to the left, at 310 Benjamin Swayze's house close on the right, at 394 Will. Gibbs seven chains to the right, at 418 George Voorhees four chains to the left, at 470 Aaron Auters 20 chains to the left, at 622 a chestnut sapling on the bank of Delaware River." (g)

#### Brief of title to the Moravian Grist Mill at Hope.

(1) Deed dated 13 April 1808, Christian L. Benzein of Salem, N.C., nominal proprietor of real estate of the United Brethren, to John Lawrence, 76 acres and 42 perches mill lot at Hope. (This deed is not found on record, but is implied in the mortgage next cited. In a deed of 7 Feb. 1812\* conveying 130 acres to said Lawrence from Abraham Van Horn of Easton, it is stated that it replaces a deed of May 1808, "which deed was burned on the 8 July of same year, which will more fully appear by a mortgage of same date therewith given by the said John Lawrence". (Compare the quoted reference to burning of the mill in 1808, page 1 hereof.)

(g) Sussex Co. Road Book A-page 163.

\* Sussex County Deed Book X page 526.

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(2) Mortgage dated 13 April 1808, John Lawrence of Hardwick Twp., Sussex Co., N.J., and wife Elizabeth to (the Rev.) Christian L. Benzein of Salem, Stokes, Co., N.C. Clerk of "All that certain messuage, tenement, grist mill, oil mill, saw mill and tract or piece of land thereunto belonging" in Oxford and Knowlton Twps., Sussex Co., 76 acres 42 perches. - \$9301.33 mortgage money conditioned for payment of same in five annual payments of \$1866.27 on 27 May next ensuing. (Sussex Co. Mortgage Book D. page 321.)

(3) Deed dated 13 Aug. 1821. Estate of John Lawrence decd. by sheriff to (the Rev) John G. Cunow# of Bethlehem Twp. Northampton Co., Pa., conveys the "grist mill, oil mill, saw mill and tract" of 76 acres 42 perches same as above. Recites suit by executors of will of C. L. Benzein against heirs of John Lawrence to foreclose \$9844.54 due on the mortgaged premises. Also conveyed is a 72 acre tract adjacent on the south, part of a 130 acre tract. (Sussex Co. Deed Bk. R2, page 446.)

(4) By deed of 8 April 1822 - John G. Cunow of Bethlehem, Pa., and wife Benigna Sophia, convey to (the Rev.) Lewis David von Schweinitz\*\* of same place, for \$12,000, the "grist-mill, oil-mill, saw mill" and tract of 76 acres 42 perches in Oxford and Knowlton Twps. with the adjacent tract of 72 acres in Oxford Twp., same as above described. (Sussex Co. Deed Bk. W2 page 96.)

(5) By deed of 17 Dec. 1834, William H. Vanvleck and wife Ann Elizabeth, of Lancaster Co., Pa., (Moravians) by attorney Philip A. Goepp, convey to Jacob Binninger of New York the "grist mill, oil mill" etc. and 148 acre, 3 rods, 22 perches tract in Oxford and Knowlton Twps., reciting its having been devised to said Wm. H. Van Vleck by the will of Lewis D. von Schweinitz dated 5 Dec. 1829 and proved at Easton, Pa., (Warren Co. Deed Bk. No. 12 page 417.)

# The Rev. J.G. Cunow, financial agent of the United Brethren's Executive Board when called to succeed<sup>the</sup> ~~the~~ fourth principal, d. 1829, having returned to Europe, 1821.

\*\* The Rev. Lewis D. von Schweinitz, 1780-1834, of Bethlehem, Pa., a great grandson of Count Zinzendorf the organizer of the United Brethren Society, was a famous botanist. See Dictionary of American Biography.

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(6) By deed of 14 Feb. 1835, Jacob Binniger of New York City conveyed to Abraham M. and Isaac Binniger of Washington Co., N.Y., the "grist-mill, oil mill, saw mill" and 148 acre tract in Oxford and Knowlton Twp., reciting the devise thereof by von Schweinitz to Van Vleck as above. (Warren Co. Deed Bk. No. 14 page 213.)

(7) By deed of 14 April 1837, Abraham M. Binniger of the village of Hope, Warren Co., N.J. conveyed to James Blair of Knowlton Twp., same County for \$12,000 a tract of 148 $\frac{1}{2}$  acres in Oxford and Knowlton Twp., (Warren Co. Deed Bk. No. 15 page 112)

(8) By deed of 1st April 1854, James Blair of Hope, \* Warren County, conveyed to Jacob P. Angle and Edmund H. Ink, of same place, for \$10,000 two tracts, 34 acres and 10 perches, part of the above cited. (Warren Co. Deed Bk. No. 40 page 101.)

(9) By deed of 1st April 1863, Jacob P. Angle and wife Ann, of Hope Twp., conveyed to Philip Swartswood of Stroudsburg, Monroe County, Penna., for \$6500 half of the two lots in Hope Twp., "Known as the Hope Mill property". (Warren Co. Deed Bk. No. 60 page 162.)

(10) By deed of 1st April 1865, Philip Swartswood of Hope conveyed back to Jacob P. Angle of same place the abovesaid half interest in the "Hope Mill property." (Warren Co. Deed Bk. No. 82 page 30.)

(11) By deed of 29 Nov. 1886, James Prall, executor of the will of Jacob P. Angle, late of Knowlton Twp., Warren Co., decd., conveyed to John B. Swayze of Hope Twp., for \$6000, the same two tracts in Hope. (Warren Co. Deed Bk. No. 310 page 621.)

(12) By deed of 2 April 1896, John B. Swayze and wife Fannie S., of Hope, conveyed to John H. Cooke of same place, for \$3900 the same two tracts there. (Warren Co. Deed Bk. No. 158, page 20.)

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\* Hope Twp. created from adjacent parts of Oxford and Knowlton in 1839.

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(13) By deed of 30 March 1911, George A. Cooke and others, executors of the will of John H. Cooke late of Hope, decd., conveyed to Edward J. Vusler of same place, for \$5500 the same 34 acre and 10 perches tracts in Hope (excepting 20 acres previously sold to George D. Turner.) known as the "Hope Mill" property. (Warren Co. Deed Bk. No. 192 page 248) It is owned at this time 1942 by the estate of said Edward J. Vusler, decd., and operated by his son Milton J. Vusler.\*

#### Moravian Bridge at the Mill

The massive stone-masonry arched viaduct or bridge which carries the turnpike over the valley of the small brook, Beaver Run, at this mill, is said to have the date 1768 scratched on it. This date also appears on a postal card view. It is evidently five years too early in fact. The diagram of Hope, made in 1774-80, mentioned in footnote (c), shows no crossing of the brook at this point then, but shows the road from Hackettstown continuing along the west front of the mill to cross the brook.

In the records of Knowlton Township Committee appears this item: "The same Commity Being met on the Eighth Day of March 1773, Do order..... that the remainder, one pound thirteen shillings and two pence Be Delivered to Frederick Linebach to be Expended in Erecting a Bridge over Bever Brook opposite the new Stone Mill". (W.H. Shaw, Hope Twp., in J.P. Snell's History of Sussex and Warren Counties, N.J., 1881, page 626, with footnote: The new stone mill refers to the Moravian Grist-mill at Hope Village, as that part of Hope Twp. was then in Knowlton Twp.)

\* Interview published in Newark Star-Ledger, 7 July 1940, with photograph.

NOTE: Taking the measurements and making the drawings of this subject were impossible for our reduced staff. Reference: Search of title of land and probate records of Sussex and Warren Counties, N.J. by the undersigned.

*Lewis D. Cook*

Supervising Historian  
20 April 1942

Approved

Seymour Williams, District Officer

Moravian Grist Mill Complex (Moravian Grist Mill)  
High Street and Hackettstown Road (Current Information)  
Hope  
Warren County  
New Jersey

HABS No. NJ-569

Addendum to:  
Moravian Grist Mill (As originally recorded)  
Hope, Warren County  
New Jersey

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY

MORAVIAN GRIST MILL

HABS No. NJ-569

Data page (10)

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Location: Hope, Warren County, New Jersey

Present Owner: Charles A. Southwick, Jr.

Present Use: Vacant Mill

Statement of Significance: Although the interior has been altered, the Moravian Grist Mill is one of the important surviving eighteenth century examples of Moravian architecture in New Jersey. The plans for the mill were drawn up by Christian Christianson, the designer of the Moravian Waterworks at Bethlehem, Pennsylvania.

PART I. HISTORICAL INFORMATION

A. Original and subsequent owners: Reference is to the Records Rooms of the County Clerk and Surrogate, Warren County, New Jersey, unless otherwise noted.

1807 Deed: 22 September 1807 Recorded 11 March 1808  
Book R, page 391 Sussex County  
Christian Lewis Benzien of Salem, North Carolina (agent for the Unitas Fratrum), by his attorney John Gebhard Cornaw of Bethlehem, Pennsylvania,  
to  
Nicolas Kramer and Abram Horn of Northampton County  
Consideration: \$48,000. in gold  
Acreage: 1,500 acres  
Grant: Daniel Hauser, Senr. and Christian Knauss, ... "by virtue of a lease under the hand and seal of the attornies of the said Christian Lewis Benzien are entitled to the quiet possession of the mills and distillery erected on the premises until the thirty-first day of March in the year 1810 and whereas the sd. Nicholas Kramer and Abraham Horn consider it for their interest to have the full and absolute possession of the said mills and distillery from and after the fifteenth day of April next insuing"...

Because this sale of the entire Hope Settlement broke the lease on the mill, the lessees, Daniel Hauser and Christian Knauss, were compensated by the parties in the above deed. Benzien would compensate losses to the amount of \$1,060.67; any claims over that amount were to be paid by Kramer and Horn.

- 1808 Mortgage: 13 April 1808                      Recorded 23 April 1808  
Book D, page 321.                      Sussex County  
John Lawrence of Hardwick Township, Sussex County, and Elizabeth, ux.,  
to  
Christian Lewis Benzien of Salem, Stokes County, North Carolina  
Consideration: \$9,331.33  
Acreage: 76, 42 perches  
Grant: "...of all that certain messuage, tenement, grist mill, oil mill, saw mill, and tract or piece of land..." This tract of land was located in both Oxford and Knowlton Townships.
- 1808 Mortgage: 30 May 1808                      Recorded 2 June 1808  
Book D, page 344.                      Sussex County  
John Lawrence, "yeoman", and Elizabeth, ux.,  
to  
Abraham Horn of Easton, Pennsylvania  
Consideration: \$2,500.  
Acreage: 130, 26 perches.  
Grant: This is the same tract of land in Oxford Township that Abraham Horn and his wife, Susanna, by Indenture (30 May 1808) conveyed to John Lawrence.
- 1812 Deed: 7 February 1812                      Recorded 22 July 1812  
Book X, page 526.                      Sussex County  
Abraham Horn of Easton, Northampton County, Pennsylvania  
to  
John Lawrence of the Village of Hope, Sussex County  
Consideration: \$3,000.  
Acreage: 130, 26 perches  
Grant: "...it being the same tract of land which the said Abraham Horn and his wife conveyed to the said John Lawrence in fee by Indenture bearing date the thirtieth day of May 1808, which deed was burned on the 8th day of July of the same year which will more fully appear by a Mortgage bearing equal date therewith given by the said John Lawrence and wife to the

said Abraham to secure the payment of the purchase money..." Reference being made to Sussex County Mortgage Book D, page 344.

1818 Mortgage: 23 November 1818                      Recorded  
Book F, page 505.                      Sussex County  
John Lawrence and Elizabeth, ux., of Oxford Township  
to  
Abraham Smith also of Oxford Township  
Consideration: \$3450.  
Acreage: 82½  
Grant: This is the same tract of land lying  
in Oxford and Knowlton Townships.

1821 Deed: 13 August 1821                      Recorded 25 August 1821  
Book R-2, page 446.                      Sussex County  
William Darrah, Esq., High Sheriff of Sussex County  
to  
John Gebhart Cunow of Bethlehem, Pennsylvania  
Consideration: \$10,000.  
Acreage: (1) 76, 42 perches (2) 72 and 9/100  
Grant: New Jersey Writ from Trenton, 3 April 1821,  
High Court of Chancery 16 April 1821 to the  
High Sheriff of Sussex County; Reference  
being made to a writ in the Clerk's Office of  
the Court of Chancery, Book G, page 128. Jacob  
Van Vleeck, John G. Cunow, Samuel Statz, Andrew  
Benade, F. Christian Meining, executors of the  
last will and testament of Christian Lewis  
Benzien brought action against the following:  
Anthony Johnson, Administrator of John Lawrence,  
deceased; Elizabeth Lawrence, widow; Jacob,  
William, Mary, Martin, Charity, Levinia, Stephen  
Overton, Catherine, Elizabeth, and John Lawrence,  
the children and heirs of John Lawrence, deceased.  
The suit concerned Lawrence's mortgage on "...  
all that certain Messuage, tenement, Grist Mill,  
Gil Mill, Saw Mill and tract..." in Oxford and  
Knowlton Townships. One tract of land included  
76 acres and 42 perches; "...the houses, out  
houses, buildings, barns, stables, gardens,

orchards...". And the State of New Jersey ordered the sheriff to sell this property to pay the plaintiffs \$9,844.54, the principle and interest on the mortgage of John Lawrence, dated 13 April 1808.

Another New Jersey Writ, dated 3 April 1821, was issued by the High Court of Chancery on 17 April 1821. Reference being made to a writ in the Clerk's Office of the Court of Chancery, Book G, page 133. The High Sheriff of Sussex County was instructed to sell another tract of land containing 72 and 9/100 acres, "...it being part of a tract of one hundred and thirty acres and twenty-six perches of Land which Abraham Horn by Indenture bearing date the fourteenth day of February eighteen hundred and twelve, granted unto the said John Lawrence." To the plaintiffs would be paid \$1791.96, principle and interest of Lawrence's mortgage dated 24 May 1812.

The sheriff's sale of these properties was advertised in the "Sussex Register" of 16 July 1821 and was held at the house of George Hayes in the Village of Hope.

- 1822 Deed: 8 April 1822 Recorded 25 June 1822  
Book W-2, pages 95 and 96. Sussex County  
John Gebhardt Cunow of Bethlehem, Pennsylvania, Esq.,  
and Benigna Sophia Cunow, ux.,  
to  
Lewis David von Schweiniz of Bethlehem, Pennsylvania,  
"Clerk".  
Consideration: \$12,000.  
Acreage: 72 and 9/100 acres  
Grant: "...all that certain messuage, Tenement, Grist  
Mill, Oil Mill, Saw Mill and tract or piece of  
land...".
- 1834 Deed: 17 December 1834 Recorded 15 January 1835  
Book 12, page 417. Warren County, New Jersey  
William H. Van Vleeck of New York City and Ann Elizabeth,  
his wife, Clerk, by their attorney, Philip H. Goepp, duly  
constituted by letter of attorney (23 October 1834), re-  
ference being made to Book 3, page 274, Easton, Northampton  
County Court House,  
to  
Jacob Beninger of New York City, Merchant  
Consideration: \$16,000.  
Acreage: (1) 148 acres, 3 rods, 22 perches (2) part

of a lot called "lot #22" (2) a lot of  
22 perches

Grant: "...all that certain messuage, tenement, grist  
mill, oil mill, saw mill, and tract or piece of  
land thereunto belonging ... in Oxford and Knowl-  
ton Townships..."

This land was part of the real estate of the heirs  
of Lewis D. von Schweinitz who by a will dated  
5. December 1828 and recorded in Easton, Northamp-  
ton County, Pennsylvania, left the property to  
William H. Van Vleeck, a merchant of New York City.

1835 Deed: 14 February 1835 Recorded 23 May 1836  
Book 14, page 213 Warren County  
Jacob Binner of New York City, Merchant, and Harriet, ux.,  
to  
Abraham M. Binner of Washington County, New York and  
Isaac Binner of the same  
Consideration: \$9,000.  
Acreage: (1) 148, 3 rods, 22 perches (2) part of  
"Lot No. 22" in Hope (3) a lot of 22 perches  
Grant: "...all that certain Messuage, tenement, Grist  
Mill, Oil Mill, Saw Mill and tract or piece of  
land thereunto belonging situate in Oxford and  
Knowlton Townships..."

1837 Deed: 14 April 1837 Recorded 15 April 1837  
Book 15, page 112. Warren County  
Abraham M. Binner and Maria, ux., of Hope  
to  
James Blair of the Township of Knowlton  
Consideration: \$2,000.  
Acreage: 148½  
Grant: A mortgage on the property was held by Philip  
H. Goepp for the amount of \$5,000. It was given  
by Abraham and Isaac Binner to Goepp or Jacob  
Binner of New York City in the State of New  
York.

- 1854 Deed: 1 April 1854 Recorded 14 November 1854  
Book 40, page 101 Warren County  
James Blair of Hope  
to  
Jacob P. Angle and Edmund H. Ink  
Consideration: \$10,000.  
Acreage: 54
- 1856 Deed: 1 April 1856 Recorded 13 September 1856  
Book 43, page 547 Warren County  
Edmund H. Ink and Marietta, ux.,  
to  
Jacob P. Angle of the Village of Hope  
Consideration: \$2,997.50  
Acreage: 54  
Grant: "...all equal undivided half..."
- 1863 Deed: 1 April 1863 Recorded 1 September 1864  
Book 60, page 162. Warren County  
Jacob P. Angle and Ann, ux., of the Village of Hope  
to  
Philip Swartwood of Stroudsburg, Pennsylvania  
Consideration: \$6,500.  
Acreage: (1) 54 (2) 10 perches  
Grant: This is the same tract that J. P. Angle  
purchased from James Blair, known as the  
Hope Mill Property. No mortgage.
- 1865 Deed: 1 April 1865 Recorded 19 August 1871  
Book 82, page 30. Warren County  
Philip Swartwood and Caroline, ux., of Hope  
to  
Jacob P. Angle of the Village of Hope  
Consideration: \$3800.  
Acreage: (1) 54 (2) 10 perches  
Grant: "...property is Known as the Hope Mill  
Property..." and conveyed to Angle was  
the equal undivided  $\frac{1}{2}$  of the two tracts.  
A mortgage of \$6,000. was given by the  
second part to Jabez G. Titman.

- 1886 Deed: 29 November 1886 Recorded 24 December 1886  
Book 130, page 621. Warren County  
James Pratt, sole acting executor of the will of Jacob  
P. Angle, deceased, of Knowlton Township  
to  
John B. Swayze of the Village of Hope  
Consideration: \$6,000.  
Acreage: (1) 54 acres (2) 10 perches  
Grant: "...generally known as the Hope Mill  
Property..." The sale of the land at public  
auction was advertised 17 November 1886 from  
12 noon until 5 P.M., but the sale was  
adjourned until 24 November 1886. Jacob P.  
Angle died 31 July 1886.
- 1896 Deed: 2 April 1896 Recorded 2 April 1896  
Book 158, page 20. Warren County  
John B. Swayze and Fannie, ux., of Hope  
to  
John H. Cook, of the Village of Hope  
Consideration: \$3,900.  
Acreage: (1) 54 (2) 2 perches  
Grant: This is the same tract conveyed to John B.  
Swayze by James Pratt, executor of Jacob P.  
Angle. No mortgage.
- 1902 Will: 8 December 1902 Recorded 1 January 1908  
Book 14, page 300. Warren County  
John H. Cooke  
Bequests: All the real estate to his five children,  
George A. Cook, Matilda M. West, Charles W.  
Cook, Anna E. Allen, Edwin I. Cook. The  
property, real and personal, was to be held  
for his wife's benefit and sold upon her  
death.
- 1911 Deed: 30 March 1911 Recorded 30 March 1911  
Book 192, page 248. Warren County  
George A. Cooke, Charles W. Cooke and Edwin T. Cooke,  
executors of the last will and testament of John H.  
Cooke, late of the Village of Hope  
to  
Edward J. Vusler of the Village of Hope  
Consideration: \$5,500.  
Acreage: (1) 54 (2) 10 perches  
Grant: "...premises comprise what is known as the  
Hope Mill property..."

1945 Deed: 1 November 1945                      Recorded 1 November 1945  
Book 317, page 460.                      Warren County  
Milton J. Vusler and wife Edith  
to  
G. Schuyler Owen of the Township of Frelinghuysen  
Consideration: \$1.00  
Acreage:  
Grant: The same land conveyed from Cooke to  
Edward J. Vusler and the same land of which  
Edward J. Vusler, deceased, having died  
intestate 30 March 1926, left to his son  
Milton J. Vusler and widow, Ella Vusler, who  
later died 6 December 1940.

1948 Deed: 16 June 1948                      Recorded 16 June 1948  
Book 335, page 173.                      Warren County  
G. Schuyler Owen and Sylvia Curtis Owen, ux.  
to  
Charles A. Southwick, Jr. and Margaret B. Southwick,  
ux., of Route 1, Mt. Vernon, Knox County, Ohio  
Consideration: \$1.00  
Acreage:  
Grant: Being the same premises which Milton J.  
Vusler and wife conveyed to A. Schuyler  
Owen by deed dated 1 November 1945.